

WARRANTY DEED

Form WD-1
Revised 05/2019

Project: 1401281; Yeager Road
Parcel: 1, 1A, 1B, & 1C
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Purdue Research Foundation, an Indiana corporation, the Grantor, of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Sixty-Two Thousand Six Hundred and No/100 Dollars (\$62,600.00) (of which said sum \$62,600.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned represents and warrants that they are duly elected officers of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the Board of Commissioners of Tippecanoe County, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

The grantor assumes and agrees to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by
The Board of Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

Form WD-1
Revised 05/2019

Project: 1401281; Yeager Road
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 22nd day of January, 2022

Purdue Research Foundation, an Indiana corporation

By: [Signature]

Signature

By: _____

Signature

SCOTT SEIDLE, CFO

Printed Name & Title

Printed Name & Title

STATE OF: Indiana:

COUNTY OF Tippecanoe:

SS:

Before me, a Notary Public in and for said State and County, personally appeared Purdue Research Foundation, an Indiana corporation, By: Scott Seidle, CFO, the

Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his her / their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 22 day of January, 2022.

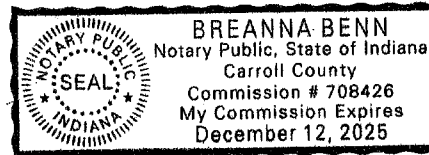
Signature [Signature]

Printed Name Breanna Benn

My Commission Number 708426

My Commission expires 12-12-2025

I am a resident of Tippecanoe County.



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Douglas J. Masson, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

Exhibit "A"

Sheet 1 of 2

Project: 1401281

Parcel: 1 FEE

Tax Id. No. 79-03-31-376-001.000-034

Part of the Southwest Quarter of Section 31, Township 24 North, Range 4 West and part of the Northwest Quarter of Section 6, Township 23 North, Range 4 West, Wabash Township, Tippecanoe County, Indiana and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Southwest Corner of said Southwest Quarter of said Section 31, designated as point "210" on said Parcel Plat; thence South 89 degrees 16 minutes 16 seconds East a distance of 20.00 feet, along the South Line of said Quarter-Quarter, to the East Boundary of County Road N 100 West as described in Commissioner's Record Book A-1, pages 396-397 and Book A-2, page 411, also being the point of beginning of this description; thence North 00 degrees 25 minutes 31 seconds West a distance of 375.38 feet to the North Line of the grantors land; thence along said grantor's North Line South 89 degrees 16 minutes 16 seconds East a distance of 17.83 feet; thence South 03 degrees 16 minutes 19 seconds East a distance of 43.84 feet to the point designated "603" on said Parcel Plat; thence South 00 degrees 25 minutes 31 seconds East a distance of 330.88 feet, to the point designated "602" on said Parcel Plat; thence South 00 degrees 17 minutes 23 seconds East a distance of 0.76 feet to the South Line of said Quarter-Quarter; thence continuing South 00 degrees 17 minutes 23 seconds East a distance of 640.08 feet, to the North Boundary of Yeager Road as dedicated in the Final Plat of Purdue Research Park, Phase III, Lot 8 as the plat of which addition is recorded in Instrument Number 201212026895 in the Office of the Recorder of said County, also being the point designated "600" on said Parcel Plat; thence along said North Boundary, South 89 degrees 42 minutes 37 seconds West a distance of 20.00 feet, to the East Boundary of said CR N 100 West, thence North 00 degrees 17 minutes 23 seconds West a distance

Exhibit "A"

Sheet 2 of 2

Project: 1401281

Parcel: 1 FEE

Tax Id. No. 79-03-31-376-001.000-034

of 640.44 feet, to the point of beginning and containing 0.465 acres, more or less, of which 0.171 acres, more or less in the southwest quarter of said Section 31 and 0.294 acres , more or less in the southwest quarter of said Section 6.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

Exhibit "A"

Sheet 1 of 2

Project: 1401281

Parcel: 1A FEE

Tax Id. No. 79-06-01-200-002.000-034

Part of the Northeast Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northeast Corner of said Northeast Quarter of said Section 1, designated as point "210" on said Parcel Plat; thence North 89 degrees 41 minutes 14 seconds West a distance of 20.00 feet, along the North Line of said Quarter-Quarter, to the West Boundary of County Road N 100 West as described in Commissioner's Record Book A-1, pages 397-397 and Book A-2, page 411, also being the point of beginning of this description; thence along said boundary, South 00 degrees 17 minutes 23 seconds East a distance of 641.00 feet, to the North Boundary of Yeager Road as dedicated in the Final Plat of Purdue Research Park, Phase III, Lot 8 as the plat of which addition is recorded in Instrument Number 201212026895 in the Office of the Recorder of said County; thence along said North Boundary, South 89 degrees 42 minutes 37 seconds West a distance of 20.00 feet to the point designated "625" on said Parcel Plat; thence North 00 degrees 17 minutes 23 seconds West a distance of 640.75 feet to the point designated "626" on said Parcel Plat; thence North 00 degrees 25 minutes 31 seconds West a distance of 0.47 feet to the North Line of said Northeast Quarter; thence along said North Line South 89 degrees 41 minutes 14 seconds East a distance of 20.00 feet, to the point of beginning and containing 0.294 acres, more or less.

Exhibit "A"

Sheet 2 of 2

Project: 1401281

Parcel: 1A FEE

Tax Id. No. 79-06-01-200-002.000-034

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

Exhibit "A"

Sheet 1 of 1

Project: 1401281

Parcel: 1B FEE

Tax Id. No. 79-02-36-400-033.000-034

Part of the South Half of the South Half of the Southeast Quarter of Section 36, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Southeast Corner of said Southeast Quarter of said Section 6, designated as point "210" on said Parcel Plat; thence North 89 degrees 41 minutes 14 seconds West a distance of 20.00 feet, along the South Line of said Quarter, to the West Boundary of County Road N 100 West as described in Commissioner's Record Book A-1, pages 397-397 and Book A-2, page 411, also being the point of beginning of this description; thence along said boundary, North 89 degrees 41 minutes 14 seconds West a distance of 20.00 feet; thence North 00 degrees 25 minutes 31 seconds West a distance of 330.78 feet to the point designated "628" on said Parcel Plat; thence North 02 degrees 26 minutes 05 seconds East a distance of 0.34 feet to the North line of the grantors' land; thence along said North Line, South 89 degrees 41 minutes 40 seconds East a distance of 19.98 feet to said West boundary of County Road N 100 W; thence South 00 degrees 25 minutes 31 seconds East a distance of 331.13 feet to the point of beginning and containing 0.152 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



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Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

Exhibit "A"

Sheet 1 of 2

Project: 1401281

Parcel: 1C FEE

Tax Id. No. 79-02-36-400-001.000-023

Part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Southeast Corner of said Southeast Quarter of said Section 36, designated as point "210" on said Parcel Plat; thence along the East Line of said Quarter Quarter, North 00 degrees 25 minutes 31 seconds West a distance of 331.13 feet to the South Line of the grantors'; thence along said grantor's South Line, thence North 89 degrees 41 minutes 40 seconds West a distance of 20.00 feet, to the West Boundary of County Road N 100 West as described in Commissioner's Record Book A-1, pages 397-397 and Book A-2, page 411, also being the point of beginning of this description; to the point designated "629" on said Parcel Plat; thence continuing along said grantor's South Line, North 89 degrees 41 minutes 40 seconds West a distance of 19.98 feet; thence North 02 degrees 26 minutes 05 seconds East a distance of 99.87 feet to the point designated "629" on said Parcel Plat; thence North 00 degrees 25 minutes 31 seconds West a distance of 873.58 feet to the South Boundary of said County Road N 100 W also being the point designated "630" on said Parcel Plat; thence along said South Boundary, South 89 degrees 43 minutes 00 seconds East a distance of 15.00 feet, to the West Boundary of said County Road N 100 W; thence along said West Boundary, South 00 degrees 25 minutes 31 seconds East a distance of 973.39 feet to the point of beginning and containing 0.341 acres, more or less.

Exhibit "A"

Sheet 2 of 2

Project: 1401281

Parcel: 1C FEE

Tax Id. No. 79-02-36-400-001.000-023

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



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Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

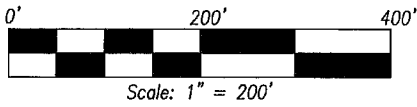
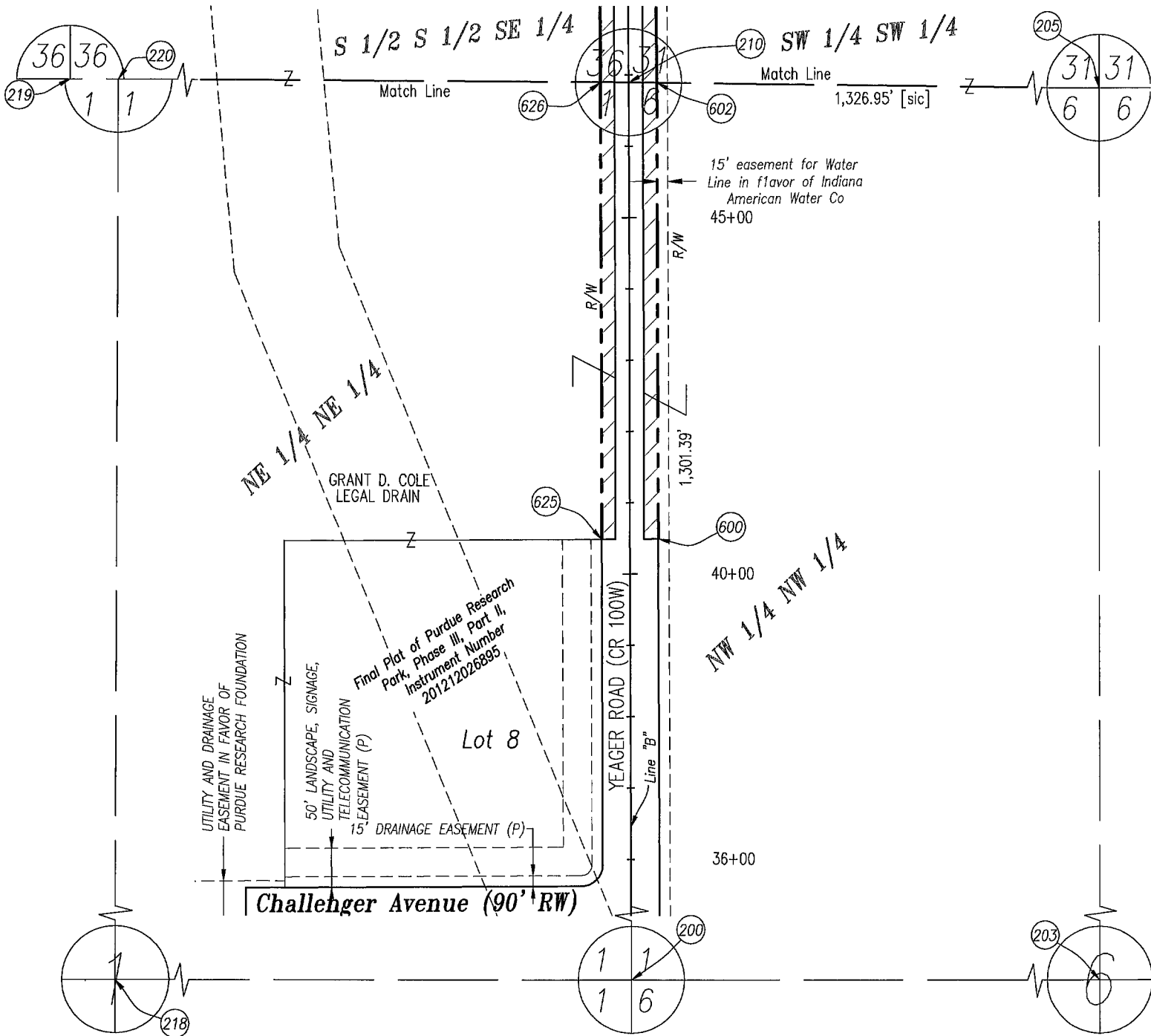


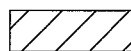
Exhibit "B"

Right-of-Way Parcel Plat
Prepared for Tippecanoe County, Indiana
By CrossRoad Engineers, P.C.



Parcel: 1
Code:
Project: 1401281
Road: Yeager Road
County: Tippecanoe
Section: 1, 6, 31 & 36
Township: 24N & 25N
Range: 4W & 5W

Owner: Purdue Research Foundation



Hatched Area is the
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside
Checked By: T. Newport
DES. No. 1401281

Date: 08/09/2021
Date: 08/12/2021

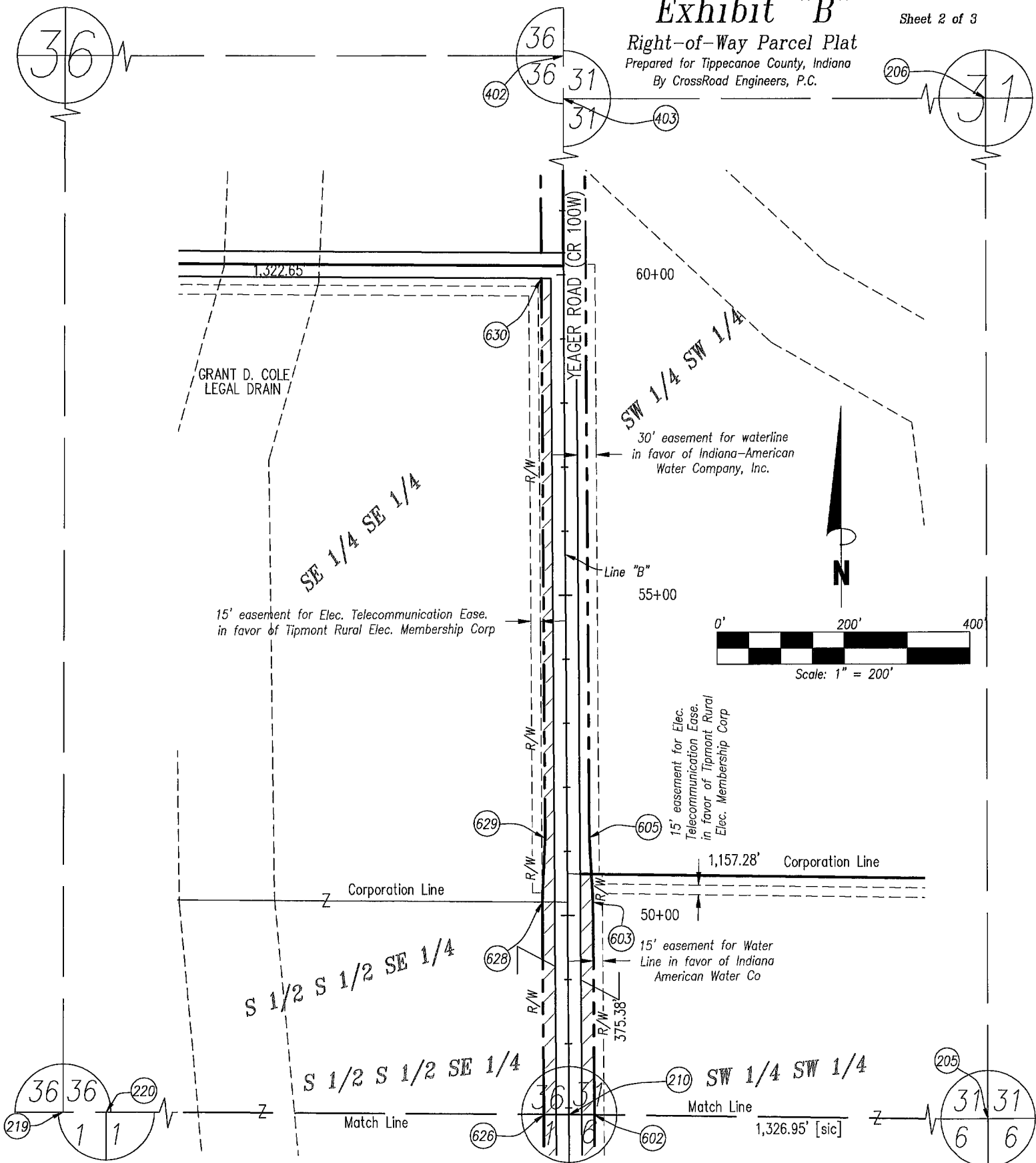
Inst.: 201111022675 Date: 12/20/2011
Inst.: 92-16465 Date: 07/28/1992
Inst.: 07021014 Date: 10/04/2007
Comm'r Rec. Bk. (A-1, pgs. 396-97) Date: 05/07/1912
Comm'r Rec. Bk. (A-2, pg. 411) Date: 11/03/1913
Dimensions Shown Are From The Above Listed Record Documents

Exhibit "B"

Sheet 2 of 3

Right-of-Way Parcel Plat

Prepared for Tippecanoe County, Indiana
By CrossRoad Engineers, P.C.



Parcel: 1

Owner: Purdue Research Foundation

Code:

Project: 1401281

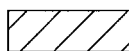
Road: Yeager Road

County: Tippecanoe

Section: 1, 6, 31 & 36

Township: 24N & 25N

Range: 4W & 5W



Hatched Area is the
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside

Date: 08/09/2021

Checked By: T. Newport

Date: 08/12/2021

DES. No. 1401281

Inst.: 201111022675

Date: 12/20/2011

Inst.: 92-16465

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Date: 10/04/2007

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Comm'r Rec. Bk. (A-2, pg. 411) Date: 11/03/1913

Dimensions Shown Are From The Above Listed Record Documents

Exhibit "B"

Right-of-Way Parcel Plat

Prepared for Tippecanoe County, Indiana
By CrossRoad Engineers, P.C.

Parcel Coordinate Chart (Shown in Feet)

Point	Centerline	Station	Offset	Northing	Easting
200	See Location Control Route Survey Plat				
203					
205					
206					
210					
218					
219					
220					
402					
403					
600	"B"	PL(40+48.82)	40.00' R	17058.4313	30364.5581
602	"B"	OPI(46+89.61)	40.00' R	17699.2636	30361.3168
603	"B"	50+20.45	40.00' R	18030.1379	30358.8615
605	"B"	51+21.00	35.00' R	18130.6486	30353.1155
625	"B"	PL(40+48.82)	40.00' L	17058.0267	30284.5591
626	"B"	46+89.57	40.00' L	17698.7644	30281.3183
628	"B"	50+20.91	40.00' L	18030.0078	30278.8602
629	"B"	51+21.00	35.00' L	18130.1292	30283.1174
630	"B"	PL(59+94.58)	35.00' L	19003.6817	30276.6351

Note: Stations & Offsets control over both North & East Coordinates and Bearings & Distances.

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana, (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Title 865 Indiana Administrative Code 1-12, ("Rule 12").

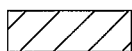
Trent E. Newport 08/25/2021

Trent E. Newport
Reg. Land Surveyor No. 29600021
State of Indiana



Parcel: 1 Owner: Purdue Research Foundation

Code:
Project: 1401281
Road: Yeager Road
County: Tippecanoe
Section: 1, 6, 31 & 36
Township: 24N & 25N
Range: 4W & 5W



Hatched Area is the
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside Date: 08/09/2021
Checked By: T. Newport Date: 08/12/2021
DES. No. 1401281

Inst.: 201111022675 Date: 12/20/2011
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Inst.: 07021014 Date: 10/04/2007
Comm'r Rec. Bk.(A-1, pgs. 396-97) Date: 05/07/1912
Comm'r Rec. Bk. (A-2, pg. 411) Date: 11/03/1913
Dimensions Shown Are From The Above Listed Record Documents

Billing address for the property taxes is as follows:

Grantee

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901
Phone: 765-423-9215

Stewart Kline, Executive Director
Tippecanoe County Highway Department

David S. Byers, President
Tippecanoe County Board of Commissioners

“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

**Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffinan, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

The above Warranty Deed – (Yeager Road – Parcel 1, 1A, 1B & 1C – Purdue Research Foundation, an Indiana corporation) approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this ____ day of _____, 2022.

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor